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GLOSSARY

Lemon Grove General Plan

GLOSSARY

Planning Terms

Accessory Unit

A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "granny flat" or "second unit."

A-Weighted Decibel

A measure of sound intensity that discriminates against the lower frequencies according to a relationship approximating the sensitivity of human hearing.

Acoustics

1) The science of sound, including the generation, transmission and effect of sound waves, both audible and inaudible. 2) The physical qualities of a room or other enclosure (such as size, shape or amount of noise) that determine the audibility and perception of speech and music.

Adequate Housing

Housing that: 1) is structurally sound, water-tight and weather-tight, with adequate cooking and plumbing facilities, heat, light and ventilation; 2) contains enough rooms to provide reasonable privacy for the occupants; and 3) is within the economic means of the occupants.

Affordable Housing

Housing that costs no more than 30 percent of a households income.

Air Pollution

Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Ambient Noise Level

Noise that exists at any instant, regardless of source.

Americans with Disabilities Act

Federal legislation requiring that public areas be accessible to all persons.

Annexation

The addition of land area into an existing city, with a resulting change in city boundaries.

Archaeological Site

Any mound, midden, settlement, burial ground mine, rock art or other location containing evidence of human activities which took place prior to occupation by European settlers.

Arterial

A street that provides for the movement of large amounts of traffic. It carries traffic from collector streets to other collectors, arterials or freeways.

Average Daily Trips (ADTs)

An average 24-hour traffic volume at a given location for some period of time less than a year.

Barrier

An object that obstructs access. May serve as a visual and/or functional obstruction, and/or may attenuate or reduce noise.

Bicycle Facilities

Designation paths or trails for bicycle transportation. May be located within or outside of a street. The Mobility Element contains definitions of specific categories of bicycle facilities.

Blight

A condition of a site, structure or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

Buildout

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

California Department of Transportation (CALTRANS)

The state agency in charge of transportation planning, construction and maintenance of the state's highway system.

California Environmental Quality Act (CEQA)

Enacted in 1970, CEQA requires thorough analysis of the environmental impacts of proposed development, infrastructure and planning projects. Prior to approving a project, the CEQA process requires assessing the potential environmental impacts and identifying mitigation measures to reduce the impacts to acceptable levels.

Capital Improvement

A major construction project, real estate acquisition, or major equipment acquisition by a city or other government agency.

Capital Improvement program (CIP)

A proposed timetable or schedule of all future capital improvements to be carried out during a specific time period. Includes cost estimates and anticipated means of financing each project.

Channel

A water course with a definite bed and banks that confine and conduct water.

Character

An attribute, quality or property of a place, space or object. The distinguishing character of a place, space or object.

Circulation

An all-inclusive work describing the movement and paths of movement, and includes driving, bus and trolley operations, walking, bicycling, aircraft movement.

Civic Center

A concentration or an assembly of governmental buildings and other semi-public functions.

Collector

A street that provides for the movement of moderate amounts of traffic and connects local streets to arterials.

Community Noise Equivalent Level (CNEL)

A scale that accounts for noise over a 24-hour period, and is measured in A-weighted decibels. To reflect the increased annoyance caused by noise events during the evening and nighttime, weighing factors of 5 dB(A) and 10 dB(A) are added respectively to the sound levels between 7:00 and 10:00 p.m., and 10:00 p.m. and 7:00 a.m.

Conditional Use

A use permitted in a particular zone designated in the Zoning Ordinance only upon demonstrating that such use in a specific location will comply with all the conditions and standards established in the Zoning Ordinance.

Condominium

A building, or a group of buildings, in which units are owned individually, and all the structures, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Conservation

The management of natural resources to prevent waste, destruction or neglect.

Decibel (dB)

A unit of noise measurement indicating the loudness of sound. The decibel is based on a logarithmic scale.

Defensible Space

Urban design concepts to reduce the potential for crime, configuring open spaces, entry points and pathways to provide maximum opportunities to rightful users and/or residents to defend themselves against intruders and criminal activity.

Density

A measure of how much residential development occurs within a given area. Density is defined as the number of dwelling units (or houses) per acre. Four units per acre is less dense than 20 units per acre. Densities below 14 units per acre usually consist of detached, separated houses while greater densities typically consist of attached units such as duplexes, apartments and condominiums.

Development

The physical extension and/or construction of urban land uses. Development activities include the subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris or fill materials; and clearing of natural vegetative cover.

District

A district is a settlement composed of a collection of neighborhoods and in some cases special projects that share common characteristics or orientations.

Disabled Person

Persons determined to have a physical impairment or mental disorder which is expected to be of long-term or indefinite duration.

Dwelling Unit

One or more rooms plus a single kitchen, designed for occupancy by one household for living and sleeping purposes. Includes a single house, an apartment or condominium unit, or a mobile home.

Egress

A transportation term referring to an exit.

Enhance

To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environment

The physical conditions including land, air, water, minerals, geologic forms, plants, animals, noise, historic resources and visual qualities.

Environmental Impact Report (EIR)

A document prepared per the California Environmental Quality Act that evaluates the environmental impacts that could result from a proposed project. Mitigation measures are included to reduce significant impacts to acceptable levels.

Erosion

1) the loosening and transportation of rock and soil debris by wind, rain or running water. 2) The gradual wearing away of the upper layers of earth.

Fault

A fracture in the earth's crust that forms a boundary between shifting rock masses. An active fault has moved recently in geologic time and is likely to move again in the relatively near future. An inactive fault shows no evidence of recent movement and has an extremely low potential for movement in the relatively near future.

Floodplain

Any land area susceptible to being inundated from any source of flood water of the 100-year frequency, as defined by the Federal Emergency Management Agency (FEMA).

Floor Area Ratio (FAR)

The ratio between the total gross floor area of all buildings on a lot and the total area of that lot. For example, a building with 5,000 square feet of floor area on a 10,000 square-foot lot would have a FAR of 0.5 while a building with 20,000 square feet of floor area on the same lot would have a FAR of 2.0. The greater the FAR, the larger the building and the greater number of stories.

Freeway

A multi-lane, divided highway for the purpose of high speed vehicle travel.

Gateway

A major entrance to a city, typically occurring along major transportation routes.

Grading

Any stripping, cutting, filling, excavating or stock piling of earth or land.

Gross Acres

The entire acreage of a site including easements.

Groundwater

The supply of freshwater under the surface of the ground, within soil or an aquifer.

Habitat

A place or type of site where a plant or animal natural or normally lives and grows.

Hazardous Materials

Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Hierarchy

Any system of interrelate persons or things, ranked one above another in descending order according to importance or size.

Historical Resources

A district, zone or site designated by a local authority, state or federal government within which the buildings, structures, appurtenances and places are of basic and vital importance because of their association with history, or because of their unique architectural style and scale, including color, proportion, form and architectural detail.

Home Occupation

A commercial activity conducted by the occupants of a dwelling unit.

Household

All persons occupying an individual dwelling unit.

Hydrology

The science dealing with properties, distribution and circulation of water.

Identify

Unity and persistence of personality; clarity of organization within a broad group of dissimilar objects. Comprehensibility.

Image

A mental representation conception or idea.

Impact

An effect or consequence of an action. Particularly used to express the affect of an action on the environment ("environmental impact").

Implementation Program

An action program to achieve specific objectives and policies set forth in the General Plan.

Infrastructure

Facilities and services needed to sustain urban life, including residential, commercial and industrial activities. Includes water and sewer lines, streets and roads, communications, energy transmission facilities, and public facilities such as the fire and law enforcement stations, schools, parks, etc.

Ingress

A transportation term referring to an entrance.

Institutional Use

A non-profit or quasi-public use or institution such as a church, library, school, hospital, residential care facility, or municipally owned or operated building for a public use.

Intensity

An indicator of how much non-residential development (commercial, business, industrial and institutional development) occurs within a given area. Typically measured using the floor area ratio (FAR).

Land Use

Description of how land is occupied or utilized.

Landscaping

Planting (including trees, shrubs, ground covers along with hardscape such as accent paving, boulders and dry streambeds) suitably designed, selected, installed and maintained as to permanently enhance a site or roadway.

Lemon Grover

A Lemon Grove resident or business owner.

Local Street

A street designed for low speeds and volumes for access to adjacent properties.

Mitigation Measure

An action to reduce or minimize adverse environmental impacts.

Multiple-Family Residential

Attached dwelling units consisting of duplexes, apartments and condominiums, with a typical density of 14 or more dwelling units per acre.

Net Acres

The area of a parcel of land exclusive of public or private streets and other easements such as floodway and flood-control channel.

Noise

Any sound that is undesirable because it interferes with speech and hearing, or is loud enough to damage hearing, or is otherwise annoying.

Objective

Represents the desired end point or goal.

One Hundred Year Flood

The extent of flooding that has a probability of one in one hundred (one percent) of occurring in any given year.

Open Space

Any area of land or water that is not developed with buildings or parking lots.

Ordinance

A law or regulation adopted by the City Council.

Paleontological Site

Any area or location containing a trace or impression, fossil, or remains of plants or animals from past ages.

Park

Any public or private land set aside for aesthetic, education, recreational or cultural use.

Policy

Represents a broad, general rule or course of action to achieve an objective.

Public Facilities

Facilities that provide services to meet basic human needs, such as health, education, safety, recreation and inspiration.

Quasi-Public

A facility owned or operated by a non-profit or religious organization, providing education, cultural, recreation, religious or similar types of public programs.

Reclaimed Water

Wastewater that has been treated using a variety of biological and physical/chemical processes which is reusable for irrigation and other permitted uses under the regulations of Title 22, Division 4, California Code of Administration.

Recreation - Active

A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts, and various forms of children's play equipment.

Recreation - Passive

Type of recreation or activity that does not require the use of organized play areas.

Recreational Facilities

Places designed and equipped for the conduct of sports, leisure time activities, hobbies, and other recreational activities.

Redevelopment

Rehabilitating older district where some or all of the buildings are old and substandard, and do not meet the current needs of the community.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Park

Large open spaces and recreational facilities that serve people throughout the greater San Diego region.

Retrofit

To add materials and/or devices to an existing building or system to improve its operation, safety or efficiency.

Right-of-Way

A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation for the purpose of a road, crosswalk, railroad, power transmission lines, water and sewer lines and other similar uses.

Roadway

A strip of land which is covered by a street, public thoroughfare or freeway used for vehicular transportation.

Runoff

That portion of rain, snow or irrigation that does not percolate into the ground and is instead discharged into streams.

San Diego Association of Governments (SANDAG)

The regional planning agency for the San Diego region of which Lemon Grove is a member agency.

Significant Site

A site which, in the opinion of an historian, archaeologist, paleontologist and the City, could yield new information or important verification of a previous finding, or be of significant scientific, cultural, education or recreational values, either now or in the future.

Slope Failure

Mudslide, landslide, or other slope instability that results in the downhill movement of earth.

Special Treatment Area

Planning areas designated in the Community Development Element with significant potential for development or redevelopment, or require special planning attention.

Specific Plan

Specific plans provide detailed development or redevelopment plans for larger project areas and are governed by Section 65450 of the California Government Code. Specific plans are sometimes used to deal with unique planning conditions in a particular area.

Specific Street Plan

Special design standards established in the Mobility Element for streets with unique land use and right-of-way constraints. The Specific Street Plans provide for a safe pavement width and travelway within a modified right-of-way requirement.

Streetscape

Landscaped areas adjacent to public or private streets. In addition to beautifying the street, streetscape can buffer adjacent development from traffic.

Subdivision

The division of a lot, or parcel of land, into two or more lots, tracts, parcels or other division of land for sale, development or lease in accordance with the California Subdivision Map Act.

Theme

The pervasive character of an area, development or special place.

Transit

The conveyance of persons or goods from one place to another by means of a public transportation systems such as bus and trolley.

Transit Corridor

Bus routes, trolley tracks and lands within the immediate vicinity.

Transportation Corridor

Major transportation arterials, freeways and lands within the immediate vicinity.

Trip

A one-way journey that proceeds from an origin to a destination via a single type or transportation.

Unacceptable Risk

Level of risk above which specific action by government is deemed to be necessary to protect life and property.

Urban Design

The relationship between land use, circulation, architectural design and landscaping within a given district.

Use

Purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

View

An unobstructed sight of something, a vista.

Vision

The community's overriding goal for the future of the City, which serve as the basis for the General Plan objectives and policies.

Waste Management

An efficient system for the collection and disposal of waste products generated by households, industry and commercial enterprises.

Zone

A specifically delineated area or district within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.

Zoning

The dividing of a municipality into districts and the establishments of regulations governing the use, placement, spacing and size of land and buildings.

References

The Lemon Grove General Plan glossary represents a compilation of glossaries from the following general plans:

1994 Carlsbad General Plan;
1989 Chula Vista General Plan; and
1991 Poway General Plan.